



**REGULAR MEETING AGENDA**  
125 E. College Street, Covina, California  
Council Chamber of City Hall  
**Tuesday, September 7, 2021**

**IMPORTANT NOTICE**

*This meeting is being conducted in accordance with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The public may view the meeting live on the City's website at [www.covinaca.gov](http://www.covinaca.gov) or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.*

*Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at [cityclerk@covinaca.gov](mailto:cityclerk@covinaca.gov) or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA  
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING  
AUTHORITY/COVINA HOUSING AUTHORITY  
JOINT MEETING—CLOSED SESSION  
6:30 PM – WILL NOT BE HELD**

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA  
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING  
AUTHORITY/COVINA HOUSING AUTHORITY  
JOINT MEETING—OPEN SESSION  
7:30 PM**

**CALL TO ORDER**

**ROLL/CALL**

Council/Agency/Authority Members: Walter Allen, III, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Patricia Cortez, and Mayor/Chair Jorge A. Marquez

## **PLEDGE OF ALLEGIANCE**

Led by Councilmember King

## **INVOCATION**

Given by Covina Police Chaplain Michael Callahan

## **PRESENTATIONS**

- A. Covina Irrigating Company (CIC) Update
- B. National Hispanic Heritage Month Proclamation

## **PUBLIC COMMENTS**

*To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.*

## **COUNCIL/AGENCY/AUTHORITY COMMENTS**

*Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.*

## **CITY MANAGER COMMENTS**

## **CONSENT CALENDAR**

*All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.*

- CC 1. Minutes

### **Staff Recommendation:**

Approve the Minutes of the August 17, 2021, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

2021 08 17 Minutes CC Draft

- CC 2. Payment of Demands

### **Staff Recommendation:**

Approve Payment of Demands in the amount of \$4,535,503.17.

Agenda Report - Payment of Demands JUL 30 - AUG 19 2021 - Pdf

- CC 3. Ordinance 21-07 for Zone Change (ZCH) 21-002 to Change the Zoning District from C-3A Commercial Zone (Regional or Community Shopping Center) with a Planned Community Development Overlay (PCD) to R-1-7,500 (Single Family Residential), for Three Properties Located at 137, 145, and 153 E. Loma Vista Street

**Staff Recommendation:**

Adopt on second reading, **Ordinance 21-07**, “An Ordinance of the City Council of City of Covina California, approving Zone Change (ZCH) 21-002, to change the zoning classification for three parcels from C-3A Commercial Zone (Regional or Community Shopping Center) with a Planned Community Development Overlay (PCD) to R-1-7,500 Residential Zone (Single Family Residential) (APNs: 8451-002-033, 8451-002-034, 8451-002-035), and making a determination of exemption under CEQA”.

[Agenda Report - Ordinance 21-07 ZCH 21-002 Second Reading & Adoption - Pdf](#)

- CC 4. Covina Housing Authority Annual Report Fiscal Year 2020-2021

**Staff Recommendation:**

Receive and file the Covina Housing Authority Annual Report Fiscal Year 2020-2021.

[Agenda Report - CHA Annual Report FY 2020-21 - Pdf](#)

- CC 5. Resolution CC 2021-103 Establishing the Safety Coordinator Job Classification and Salary Range as Part of the Mid-Management Classifications in the Mid-Management, Supervisory and Professional, and Confidential and Technical Compensation Rules

**Staff Recommendation:**

Adopt **Resolution CC 2021-103** of the City Council of the City of Covina, California, establishing the Safety Coordinator job classification and salary range as part of the Mid-Management job classifications in the Mid-Management, Supervisory and Professional, and Confidential and Technical Compensation Rules.

[Agenda Report - Resolution CC 2021-103 Safety Coordinator - Pdf](#)

- CC 6. Resolution CC 2021-104 amending the Parks & Recreation and Library Services Department Fiscal Year 2021-2022 Operating Budget to increase the expenditure allocation for the Leaders-In-Training program

**Staff Recommendation:**

Adopt **Resolution CC 2021-104** amending the Parks & Recreation and Library Services Department Fiscal Year 2021-2022 Operating Budget to increase the expenditure allocation for the Leaders-In-Training program.

[Agenda Report - Resolution CC 2021-104 LIT Budget Amendment - Pdf](#)

- CC 7. Authorize the Executive Director to Execute the Professional Services Agreement between the Covina Housing Authority and RSG, Inc. and the Deposit Agreement with Cienega Gardens Preservations LP, for the Receipt of Funds to be Deposited into Account 2020-0000-22250 for Compliance Monitoring Services of the Affordability Covenants at the 180-Unit Multifamily Apartment Building at 1211 North Lyman Avenue in the City of Covina Known as the Cienega Gardens Apartments

**Staff Recommendation:**

1. Authorize the Executive Director to execute the Professional Services Agreement and any related documents between the Covina Housing Authority and RSG, Inc.
2. Authorize the Executive Director to execute the Deposit Agreement and any related documents between the Covina Housing Authority and Cienega Gardens Preservations LP, for receipt of funds to be deposited into Account 2020-0000-22250.
3. Adopt **Resolution CC 2021-105** to authorize the Executive Director to Execute the Deposit Agreement for the receipt of funds to be deposited into Account 2020-0000-22250 for the annual compliance monitoring services for the affordability covenants at the 180-unit multifamily apartment building at 1121 North Lyman Avenue in the City of Covina known as the Cienega Gardens Apartments.

Agenda Report - Resolution CC 2021-105 Cienega Gardens Deposit Agreement & RSG PSA - Pdf

- CC 8. Resolution CC 2021-106 - A Resolution of the City Council of the City of Covina, California, Declaring that Certain Property Located on the Westerly Approximate 419.9 Feet Portion of Geneva Place, East of Third Avenue and West of Citrus Avenue, in the City of Covina is Exempt Surplus Land an Making Findings of Exemption Under CEQA

**Staff Recommendation:**

Adopt **Resolution CC 2021-106** Declaring that Certain Property Located on the Westerly Approximate 419.9 Feet Portion of Geneva Place, East of Third Avenue and West of Citrus Avenue, in the City of Covina is Exempt Surplus Land an Making Findings of Exemption Under CEQA.

Agenda Report - Resolution CC 2021-106 Geneva Place Exempt Surplus Land - Pdf

- CC 9. Covid-19 Business Support Efforts and Use of ARPA Funds

**Staff Recommendation:**

That the City Council authorize the City Manager to enter into an agreement with 789 Inc. to continue the social media campaign, produce marketing materials and redesign the website.

Agenda Report - 789 Inc. - Social Media Campaign - Pdf

**PUBLIC HEARINGS - NONE.**

**CONTINUED BUSINESS - NONE.**

**NEW BUSINESS**

- NB 1. Resolution CC 2021-102 Approving a Mitigated Negative Declaration (MND) as Adequately Prepared in Accordance with California Environmental Quality Act (CEQA) and Adopting the Required Findings Under CEQA and the Mitigation Monitoring and Reporting Program for Wingate Park Regional EWMP Project, for the Construction and Installation of an Underground Infiltration Gallery and**

**Associated Infrastructure to be used to Treat and Infiltrate Stormwater - APNs: 8428-015-902 and 8428-023-901**

**Staff Recommendation:**

Adopt **Resolution CC 2021-102** approving a Mitigated Negative Declaration (MND) as adequately prepared in accordance with California Environmental Quality Act (CEQA) and adopting the required findings under CEQA and the Mitigation Monitoring and Reporting Program for the Wingate Park Regional EWMP Project.

Agenda Report - Resolution CC 2021-102 MND - Wingate Park Regional EWMP Project - Pdf

**NB 2. Naming a Nomination for San Gabriel Basin Water Quality Authority Board Member and Alternate Representing Cities with Prescriptive Water Pumping Rights**

**Staff Recommendation:**

Consider a nomination for Board Member to the San Gabriel Basin Water Quality Authority Board and provide direction.

Agenda Report - WQA Nomination - Pdf

**ADJOURNMENT**

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, September 21, 2021 at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, September 7, 2021, meeting was posted on September 2, 2021, on the City's website and near the front entrances of: Covina City Hall, 125 East College Street, Covina; and the Covina Public Library, 234 N. Second Avenue, Covina.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.